134.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,031,300 / 1,031,300
					USE VALUE:	1,031,300 / 1,031,300
					ASSESSED:	1,031,300 / 1,031,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE COURCEY THOMAS E-ANNE
Owner 2:	
Owner 3:	
Street 1:	20 MENOTOMY ROCKS DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEINSTOCK MATTHEW P/MARTHA -
Owner 2:	-
Street 1:	20 MENOTOMY ROCKS DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,122 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1969, having primarily Vinyl Exterior and 2039 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11122.000	428,400		602,900	1,031,300
Total Card	0.255	428,400		602,900	1,031,300
Total Parcel	0.255	428,400		602,900	1,031,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.79 | /Parcel: 505.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 86515

GIS Ref

GIS Ref

Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	428,400	0	11,122.	602,900	1,031,300	1,031,300	Year End Roll	12/18/2019
2019	101	FV	355,200	0	11,122.	565,200	920,400	920,400	Year End Roll	1/3/2019
2018	101	FV	356,500	0	11,122.	467,300	823,800	823,800	Year End Roll	12/20/2017
2017	101	FV	356,500	0	11,122.	429,600	786,100	786,100	Year End Roll	1/3/2017
2016	101	FV	356,500	0	11,122.	391,900	748,400	748,400	Year End	1/4/2016
2015	101	FV	319,700	0	11,122.	384,400	704,100	704,100	Year End Roll	12/11/2014
2014	101	FV	319,700	0	11,122.	357,200	676,900	676,900	Year End Roll	12/16/2013
2013	101	FV	319,700	0	11,122.	339,900	659,600	659,600		12/13/2012

!10473!

PRINT

Date	Time
12/11/20	00:46:30

LAST REV

Date	Time
06/14/18	10:34:59
apro	
10473	

PAT ACCT.

USER DEFINED

Prior Id # 1:	86515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINSTOCK MATTH	50608-202		1/17/2008		622,000	No	No		
MAC KILLOP DORO	41352-286		11/3/2003		512,000	No	No		
MACKILLOP DOROT	26867-323		11/29/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2011	265	Manual	2,500					repair roof rafter
1/10/2011	26	Redo Kit	35,750					
2/1/2010	71	New Wind	13,000					REPLACE 12 WINDOWS
3/14/2006	169	Re-Roof	6,000					
10/6/2004	980	New Wind	3,105					REPL 3 WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	HS	Hanne S
11/6/2008	Meas/Inspect	163	PATRIOT
3/18/2004	MLS	HC	Helen Chinal
12/1/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/9/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11122		Sq. Ft.	Site		0	80.	0.68	9									602,928						602,900	

Total AC/HA: 0.25533 | Total SF/SM: 11122 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 602,928 | Spl Credit | Total: 602,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01757491
Adj $ / SQ:	130.504
Other Features:	119716
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449059
Depreciation:	20657
Depreciated Total:	428402

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

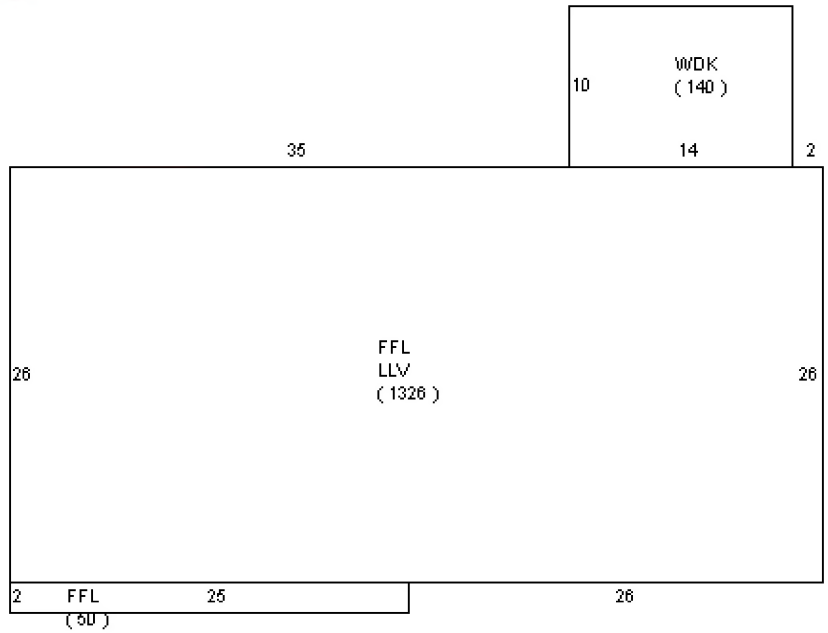
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	143.55
Special Features:	0	Val/Su Net:	150.74
Final Total:	428400	Val/Su SzAd	311.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,376	130.500	179,573
LLV	Lower Level	1,326	80.750	107,074
WDK	Deck	140	13.370	1,872

Net Sketched Area:	2,842	Total:	288,519
Size Ad	1376	Gross Are	2842	FinArea	2039
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	